

MINUTES  
PLANNING COMMISSION  
NOVEMBER 13, 2007 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Sherrard, Steinfeld  
Alternate members present: Fitzgerald  
Staff present: Cullen, Glemboski, Murphy, Gilot

Chairman Sherrard opened the meeting with roll call at 7:03 p.m.

MOTION: To move Site Plans to the next item on the agenda.

Motion made by Roper, seconded by Steinfeld, so voted unanimously.

II. SITE PLANS

1. Southeastern CT Business Complex, 195 Leonard Drive (CAM)

Staff explained that the configuration of the doors and windows of Building One of the Southeastern CT Business Complex have been altered from the approved plans, and therefore the parking spaces have been slightly altered. Also, the mezzanine has been added for additional storage.

MOTION: To approve the Southeastern Connecticut Business Complex Modification, 195 Leonard Drive, subject to the following modifications:

1. A fire water main shall be installed from the street to the building and fire sprinklers shall be installed within the building if required by the Fire Marshall. Building One has been approved by the Fire Marshall for 13,027 square feet. Building Two has been approved by the Fire Marshall for 12,000 square feet. Any exterior or interior renovations that increase the amount of square footage of floor area will require permission from the Fire Marshall.
2. Technical items as raised by staff shall be addressed.

The Planning Commission notes that a reduction in the requirement under Section 7.2-9 (requiring off street parking spaces adjacent to a building be separated by a six foot wide concrete walk with a six inch high concrete safety curb) will not hinder the safety of pedestrians as the building interface with fourteen overhead doors is a unique situation and that the landscaped islands and curbstops proposed will protect the building from damage by vehicles. This reduction in the requirement also allows a design that minimizes the impervious surfaces on the site while still maintaining safe turning radii for vehicles entering and exiting the site.

The Planning Commission notes that a reduction in the requirement under Section 7.4-5(A) (requiring a minimum landscaped island size of 100 square feet with a minimum dimension of eight feet) is appropriate to this unique situation and type of building. This reduction in the requirement allows for a building design that achieves the minimum amount of impervious surface possible and also allows for the building itself to be placed as far from the wetlands as possible.

Motion made by Sherrard, seconded by Pritchard, so voted unanimously.

**MOTION:** To approve the Coastal Area Management application for the Southeastern Connecticut Business Park Site Plan Modification, 195 Leonard Drive as it is consistent with all applicable coastal policies contained in CGS 22a-92, and includes all reasonable measures to mitigate adverse impacts and creates no unacceptable adverse impacts.

Motion made by Sherrard, seconded by Roper, so voted unanimously.

### III. NEW BUSINESS

1. Zoning Commission referral for December 5, 2007 public hearing

Special Permit #299, 0 Welles Road, Mystic, Elm Grove Cemetery Association, Applicant

**MOTION:** To recommend in favor of Special Permit #299, Elm Grove Cemetery, with consideration to be given to appropriate erosion and sediment controls as may be needed.

Motion made by Sherrard, seconded by Munn, so voted unanimously.

### IV. APPROVAL OF THE MINUTES of October 23, 2007

**MOTION:** To approve the minutes of October 23, 2007 as written.

Motion made by Roper, seconded by Steinfeld. Motion passed unanimously.

### V. PUBLIC COMMUNICATIONS

Roper said he received a phone message from Wendy McFarland urging him to attend the Zoning Commission meeting on November 7<sup>th</sup>.

Fitzgerald updated the Commission on the Flanders Road Utility Extension Committee.

Steinfeld spoke to the new owner of a house on Mardie Lane, who would like to know the status of the development. Steinfeld asked staff for an update.

Staff received an invitation from the Southeastern CT Housing Alliance (SECHA) to "Affordable Housing Speed Dating", a wine and cheese reception

for planners, builders, developers and Planning and Zoning Commission members, to be held on Thursday, November 29<sup>th</sup>, at the Lyceum in Hartford. The new HOMEConnecticut statute, providing for mixed income housing and mixed use developments, will be discussed.

Staff distributed to the Commission a letter that was sent to the Connecticut Siting Council for the October 30, 2007 public hearing regarding a proposed telecommunications tower at the Mystic Ambulance facility.

#### VI. SUBDIVISIONS

1. Mystic Industrial Park Subdivision Reconfiguration of Lot 11, Flanders Road

MOTION: To grant a 90 day extension to Mystic Industrial Park Subdivision, Flanders Road, for recording of mylars.

Motion made by Pritchard, seconded by Roper, so voted unanimously.

#### VII. NEW BUSINESS

1. Report of Commission

Roper attended a meeting of a local group trying to set up a bike loan or bike share system. They are presently setting up a Board of Directors. Mystic Cycle Center will assist in adapting the bikes for rental.

Munn said there has not been a meeting of the Charter Revision Commission since last reported. Staff asked if the Charter Revision Commission has discussed the Town Council becoming the zoning authority. Munn said he has not heard anything regarding that matter.

Munn asked staff if there are any ramifications to the Planning Commission from the "MX" zoning regulation amendment. Staff explained the process and the Planning Commission's expanded role with these applications, i.e. pre-application meetings.

#### VIII. PUBLIC HEARING

1. Mill Pond Estates Subdivision, 0 Gold Star Highway (10 lots)

Attorney Tom Londregan represented the applicant, Tucker Development. Mr. Londregan distributed to the Commission members pictures showing arborvitae in the gap between the applicant's property and Great Brook golf course, and a fence proposed by the applicant to separate the new subdivision from the golf course property. Mr. Londregan said the owners of the golf course do not want a fence in this location. To help minimize the issue of golf balls finding their way to the subdivision, the applicant proposes a row of arborvitae along the rear area of Lot #1.

Josh Comerford, representing the developer, presented some photographs and explained the placement of the trees and the trajectory of the golf balls.

Staff reviewed the application for a ten lot subdivision, including the new road from Gold Star Highway. Conservation easements and wetlands were reviewed. Staff said that there is no active recreation planned for the site, but a future trail may benefit this area. The issues with any future expansion of the new road were discussed. The new open space will be dedicated to the Town. Staff reviewed the Town and City open space for the Great Brook Subdivision and planned trails. The applicant has requested a waiver of frontage sidewalks from the driveway of lot 10 to Gold Star Highway. The applicant did not receive a wetlands permit for the sidewalk for that area. Sidewalks will also be provided on the frontage of Gold Star Highway. The WRPD requirements were reviewed. Rain gardens are provided on individual lots. Lighting on the golf course and its effect on the subdivision were discussed. All other agency comments have been addressed. The State archaeologist has asked for some photo-documentation of a few site features prior to any disturbance.

Peter Lampasona, Sr., 31 Peachtree Avenue, Ledyard, said that he has no problem with the proposal by the applicant. To avoid the potential of being sued in the future by the owners of the lots in the subdivision, Mr. Lampasona asked the Commission to have the applicant make a full disclosure to buyers regarding the lighting, noise etc., of the existing golf course.

The designated clearing areas for the lots and the septic system design were reviewed. No active or passive recreation is proposed for this subdivision.

Scott Deledda, Deledda Engineers, described the proposed sidewalks for the subdivision. Perimeter stone walls will be preserved. The traffic, sight line, drainage system discharge, waivers and street trees were discussed. The Commission asked staff if there is a sidewalk agreement on file with the Great Brook golf course. Mr. Deledda said that the road water runoff will be treated by a stormceptor and drain to the wetland. Open space markers and fencing were reviewed.

Chairman Sherrard stated that the voting members for Mill Pond Estates Subdivision are Steinfeld, Roper, Pritchard, Fitzgerald and himself.

**MOTION:** To close the public hearing for Mill Pond Estates Subdivision, 0 Gold Star Highway.

Motion made by Roper, seconded by Steinfeld, so voted unanimously.

The Chairman called for a short recess, and the meeting resumed at 8:37 p.m.

Motion to table discussion of the Mill Pond Estates Subdivision until later in the meeting was made by Sherrard, seconded by Roper, and passed unanimously.

## **IX. NEW BUSINESS**

1. ZBA referral for November 14, 2007 public hearing  
ZBA#07-17 – 268 Colonel Ledyard Highway, Vicki Gallant/Owner  
Staff explained the referral. The Commission had no comment.
2. Town of Stonington referral for November 20, 2007 public hearing  
Staff explained the referral.

MOTION: The Planning Commission feels that in general more signs on I-95 are not a positive thing for the region as a tourist destination, and defers to staff to review this regulation with regards to the Town's existing regulations for highway signage for consistency.

Motion made by Sherrard, seconded by Pritchard, so voted unanimously.

#### X. SUBDIVISIONS

1. Mill Pond Estates Subdivision, 0 Gold Star Highway (10 lots)

MOTION: To approve a waiver of Section 4.7(1) a) and not require a concrete sidewalk on the east side of Mill Pond Circle cul-de-sac within the right-of-way (south of the driveway for Lot 10) as shown on the plans for the following reasons.

1. The cul-de-sac will be a dead-end street that will be subject to a low volume of vehicular and pedestrian traffic.
2. The granting of the waiver will not be detrimental to public safety, health, or welfare or have significant adverse effect on adjacent property.
3. The waiver will not conflict with the provisions of the Zoning Regulations, or the Plan of Conservation and Development.

Motion made by Sherrard, seconded by Pritchard, so voted unanimously.

MOTION: To approve a subdivision plan for Mill Pond Subdivision (10 lots), Gold Star Highway with the following modifications:

1. The Town of Groton Conservation Easement Model shall be used for the proposed conservation easement and shall be approved by the Planning Department and recorded with the subdivision plan.
2. A note shall be placed on the final plan stating: "Prior to any disturbance of the site, the photo-documentation of historical stone features shall be undertaken in accordance with the letter from Nicholas Bellantoni, Connecticut State Archaeologist, dated 10/4/07. Perimeter stone walls shall be preserved."

3. The onsite stone well shall be abandoned and filled in accordance with all Local and State Code Regulations.
4. A note shall be placed on the plans stating "Shade trees along the Gold Star Highway frontage shall be required in accordance with Section 4.10 (2) of the Subdivision Regulations, unless the existing tree canopy is substituted for all or part of this requirement with the approval of the Director of Planning and Development at the time of final clearing and improvements."
5. Town of Groton open space markers shall be shown at the corners of the dedicated open space. Stone Markers shall be used at the entrance location to the open space. Location and details shall be approved by the Office of Planning and Development Services and shall be provided on the final plan.
6. Provide note on the final plan stating "Any relocation of the construction staging areas or stockpiles; or the placement of a construction trailer on the site shall require additional review and approvals by the Office of Planning and Development Services.
7. The final "Best Management Guide for Construction" shall be submitted to the Office of Planning and Development prior the start of construction on the site.
8. An evergreen screen of Green Giant Arborvitae (or equivalent) shall be placed along the western area of Lot 1. Location, quantity and spacing shall be shown on the final plan and shall be approved by the Office of Planning and Development. Trees shall be planted prior to a Building Permit being issued on any lot.
9. A note shall be placed on the plans noting that at the time of subdivision approval, "This site is located adjacent to an active recreation area that may operate in the evening hours".
10. All staff technical items shall be addressed.

The Planning Commission notes that the extension of the new street and/or easements to the boundary line has not been required in accordance with Sections 4.2 and 4.3 of the Subdivision Regulations due to the location of the existing dedicated open space to the north and the existing development to the east and west. The land to the east currently has legal access to Daboll Road.

Motion made by Sherrard, seconded by Roper, so voted unanimously.

XI. REPORT OF CHAIRMAN

The Chairman said that a Committee of Chairpersons meeting has been scheduled for Thursday, November 29<sup>th</sup> and extended an invitation to all the Commission members.

The Chairman asked staff about the CIP. Staff said the Commission should have the CIP by January.

## XII. OLD BUSINESS

### 1. Discussion of CGS 8-24 Referrals to the Planning Commission

Staff explained what should be referred to the Commission under this statute. The Chairman said he would discuss this with the Town Manager for further clarification and report back to the Commission.

## XIII. REPORT OF STAFF

Staff explained to the Commission its response to the Siting Council for the Sandy Hollow Road tower.

Staff distributed information to the Commission members regarding the treated salt the Town will be using for roadway safety in inclement weather.

Staff distributed the October OPDS monthly report.

Staff distributed articles to the Commission members regarding audience reactions to land use commission statements, and the Marine Science Magnet School.

Roper asked that additional information be provided at the next meeting regarding the Lily Lane bikeway.

Roper said that he has tickets for sale for the Groton Animal Foundation's fundraiser, to benefit the Groton animal shelter, "Cause for the Paws", at the Mystic Aquarium on December 1<sup>st</sup>. Tickets are \$60.00 per person.

Staff will be attending a Smart Growth conference tomorrow.

## XIV. ADJOURNMENT

Motion to adjourn at 9:32 p.m. made by Roper, seconded by Steinford, so voted unanimously.

---

Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Debra Gilot, Office Assistant II